

CHAPTER 19.48

Accessory Structures and Uses

19.48.010 Intent.

The intent of this Chapter is to provide regulations governing accessory uses, structures and buildings to ensure acceptable design, installation, and use of accessory structures while maintaining the integrity of the principal use of the property. Furthermore, it is intended to provide assurances that activities that take place are compatible with the designated zoning classifications and that such activities will have no adverse effects on the surrounding properties. (Ord. 350-05; Ord. 272-04; Ord. 015-00; Ord. 1164-99)

19.48.020 Definitions.

For the purposes of this Chapter, the words and phrases below shall have the following meanings:

Accessory building or structure shall mean a building or structure located upon the same lot as the principal building or structure to which it is associated, and which is incidental to and customarily found in connection with such principal building or structure and which is not to be used for human habitation, including but not limited to garages and other buildings for storage.

Accessory use shall mean a use customarily incidental and subordinate to the main use of the lot, building or structure and which does not alter the principal use.

Board and care home shall mean a residential facility providing room and board to one (1) or two (2) individuals who are not part of the principal occupant's family as defined by the Zoning Code, and who because of impaired capacity for independent living, elect protective oversight, personal services and social care, but do not require regular twenty-four-hour medical or nursing care. A board and care home shall not be considered an assisted living unit or nursing home.

Carport shall mean a structure that is not fully enclosed and which is accessory to a residence or residences and capable of being used for storage of one (1) or more vehicles.

Fence shall mean an artificially constructed barrier or combination of materials erected vertically to enclose or screen areas of land.

Garage shall mean a fully-enclosed structure accessory to a residence or residences and capable of being used for storage of one (1) or more vehicles, i.e., having a garage door.

Garage, alley-loaded shall mean a garage that is accessed from an alley and not from a street.

Garage, front-facing shall mean a garage with vehicular doors generally parallel to the front property line.

Garage, side-loaded shall mean a garage with vehicular doors generally perpendicular to the front property line.

Home occupation shall mean an occupation, profession, activity or use conducted within a residential dwelling unit that is incidental and secondary to the use of the residential dwelling unit,

which does not alter the exterior of the property or affect the residential character of the residential neighborhood.

Outdoor storage shall mean storage of materials, supplies, parts, machines, equipment, containers, operable vehicles, tractor-trailers, unoccupied mobile homes or other items used in conjunction with the principal use of the property and not kept in a permitted structure having at least four (4) walls and a roof. This definition shall not apply to items for sale to the general public such as new and used cars, recreational vehicles, boats and landscape and building materials; nor to parking of vehicles regularly used in connection with the operation of an establishment or parked for less than forty-eight (48) hours for maintenance service. *Outdoor storage* shall not include the storage of junk as defined by Chapter 19.04 of the Municipal Code.

Storage/utility shed shall mean a detached accessory structure not more than one hundred twenty (120) square feet in extended roof area used to store tools and equipment such as, but not limited to, lawn mowers, bicycles, garden tools, and similar chattels related to the primary permitted use located on the same lot. (Ord. 350-05; Ord. 272-04; Ord. 015-00)

19.48.030 Accessory uses, structures and buildings.

The following provisions shall apply to all garages, carports, accessory uses, structures and buildings:

A. Establishment prior to principal use prohibited. Accessory uses, structures or buildings shall not be established prior to a principal use, except in the AG, agricultural zoning district, nor shall an accessory use be permitted without an associated principal use on the same lot.

B. Maximum area. The total footprint area of all detached accessory structures and buildings on any one (1) lot shall not exceed the lesser of ten percent (10%) of the total lot area or two thousand one hundred (2,100) square feet. This provision shall not apply to structures used for agricultural purposes in the AG, agricultural zoning district, or to structures in I, industrial zoning districts.

C. Maximum height. Accessory structures other than garages shall not exceed the height of the principal building or fifteen (15) feet, whichever is less. Garages shall not exceed the height of the principal building. This provision shall not apply to structures used for agricultural purposes in the AG, agricultural zoning district, or to structures in I, industrial zoning districts.

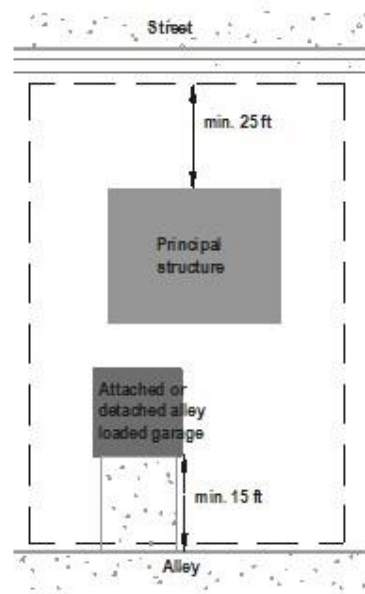
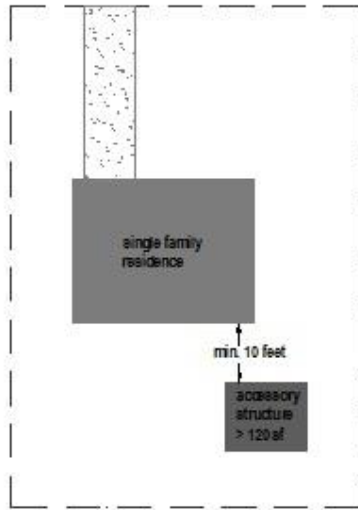
D. Materials and colors. In all R, residential zoning districts, accessory structures/buildings shall be constructed of materials and with colors compatible with the principal building/structure.

E. Maximum number. In all R, residential zoning districts, only one (1) detached accessory structure/building, not including garages, shall be permitted per eight thousand (8,000) square feet of lot area, or fraction thereof, up to a maximum of three (3) such structures per lot. The preceding provision notwithstanding, each principal building shall be allowed at least one (1) detached accessory structure/building. For example, three (3) mobile homes on one (1) lot would each be allowed one (1) detached accessory structure/building, even if the lot were less than twenty-four thousand (24,000) square feet. (Ord. 350-05; Ord. 272-04; Ord. 228-03; Ord. 015-00)

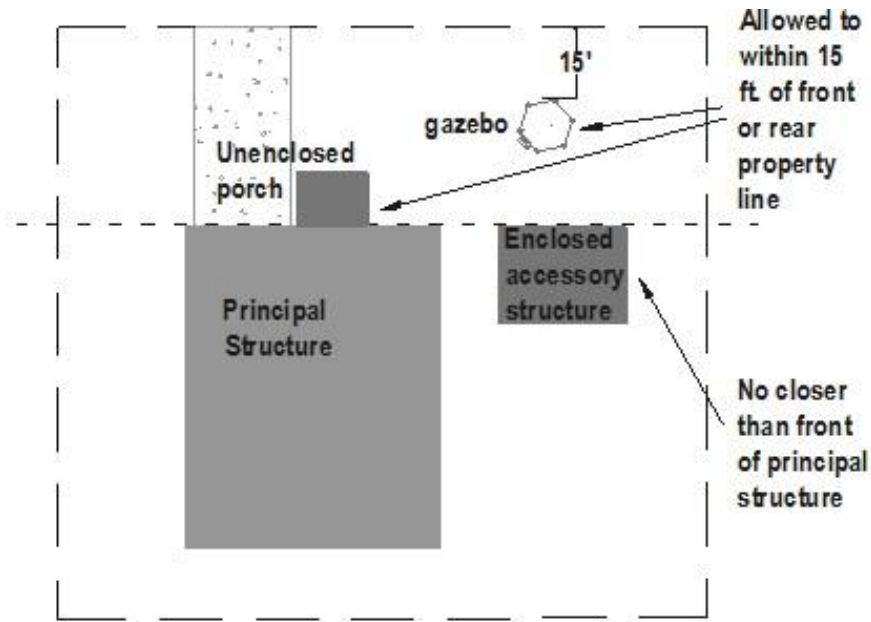
19.48.032 Setbacks.

A. Garages, accessory buildings and structures and storage/utility sheds shall comply with all applicable open space and minimum yard sizes (setbacks), with the following exceptions:

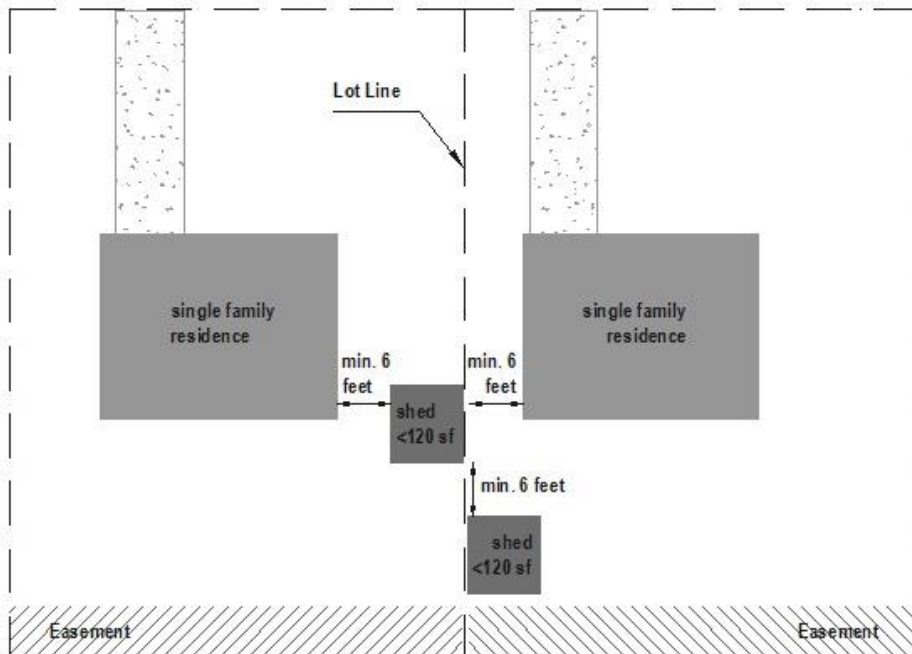
1. Detached garages, accessory buildings, and structures that are separated from the principal structure by at least ten (10) feet shall be set back from side and rear property lines at least five (5) feet, plus one (1) additional foot for every three (3) feet, or fraction thereof, of building height over fifteen (15) feet. This provision notwithstanding, alley-loaded garages shall be set back at least fifteen (15) feet from alleys, whether or not attached to the principal structure.



2. Storage/utility sheds and accessory structures and buildings shall not be located closer to the front property line than the front façade of the principal structure with the following exceptions: accessory structures that are open on all sides, such as gazebos, and attached accessory structures that are open on three (3) sides and have a floor not more than three (3) feet above the surrounding grade, may extend to within fifteen (15) feet of a front or rear property line.

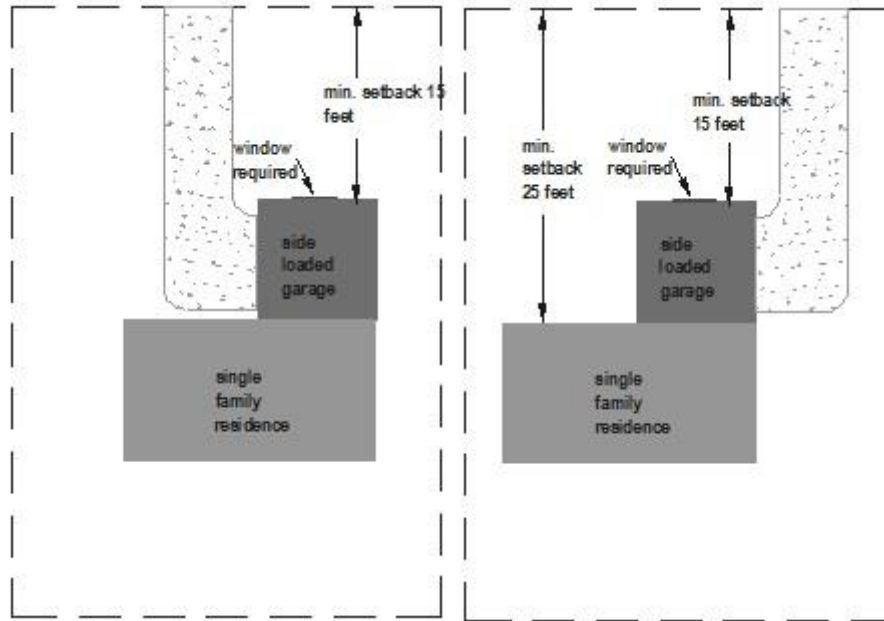


3. Storage/utility sheds under eight (8) feet in height that maintain a minimum of six (6) feet from all principal structures, accessory structures and storage/utility sheds, whether or not located on the same lot, may extend to side and/or rear yard property lines.



4. An uncovered patio or deck that is not more than three (3) feet above the surrounding grade may extend to the side, but not street side and/or rear property lines, provided it does not encroach into any utility easement.

5. Attached side-loaded garages may extend to within fifteen (15) feet of a front property line.



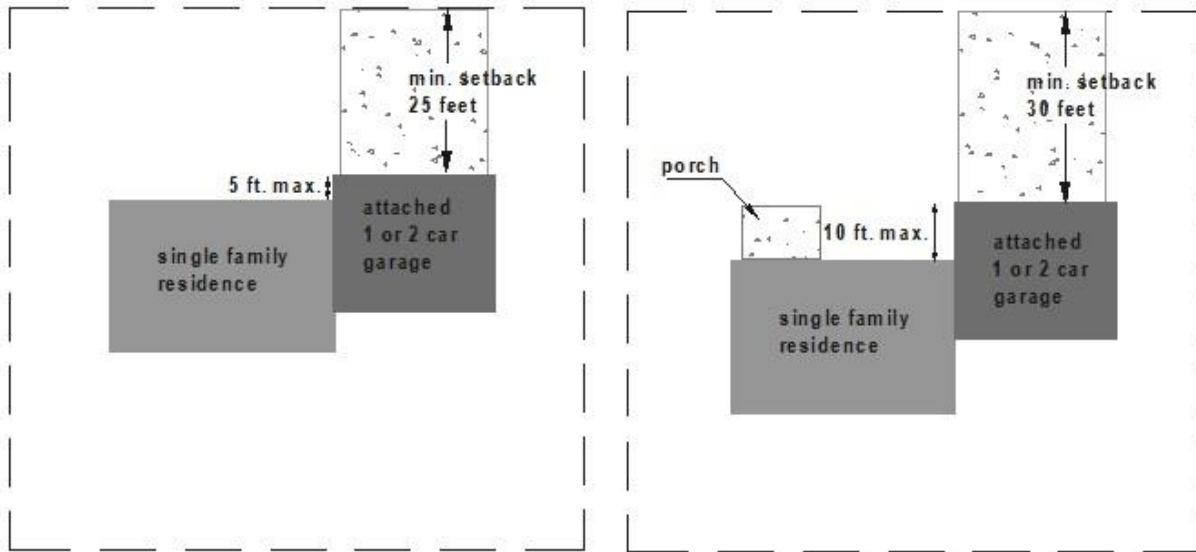
(Ord. 350-05; Ord. 272-04)

19.48.034 Garages and carports.

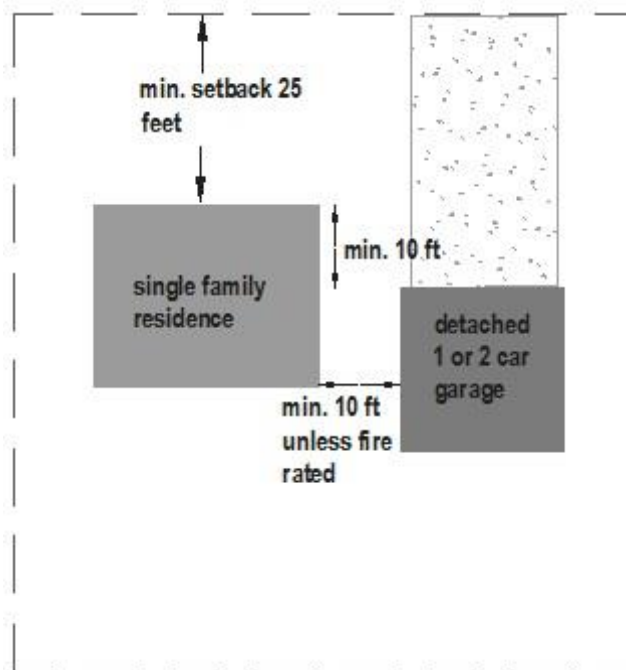
A. Driveways required. All garages and carports in all R residential zoning districts, except the R-1E estate residential zoning district, shall have a minimum ten-foot wide paved driveway extending from the vehicular opening of such structure to the public right-of-way improvements, or to the right-of-way line if public improvements do not exist. Such driveway shall be constructed of asphalt, concrete or similar impervious surface. The Public Works Director has the authority to grant a conditional waiver to the requirement for the paving of such driveway based upon existing public improvements and other factors in the vicinity of the proposed accessory structure. The absence of public improvements in the vicinity shall not automatically guarantee such a waiver.

B. Garages and carports accessory to single-family dwellings.

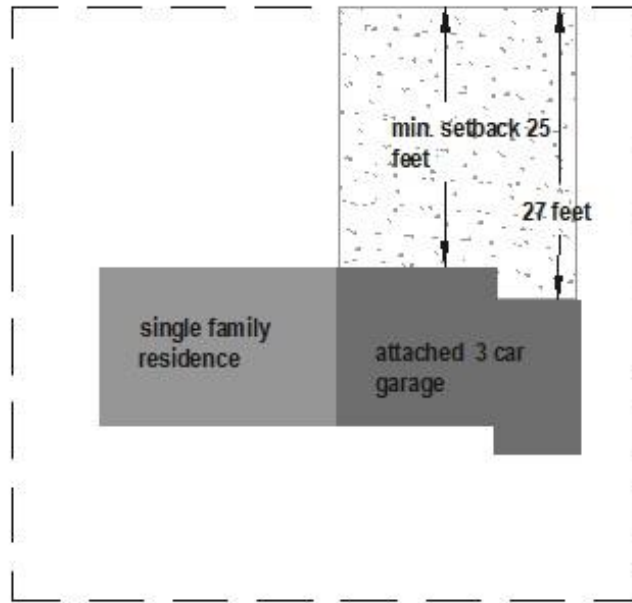
1. The front plane of an attached front-facing garage shall be no more than five (5) feet closer to the front property line than the front façade of the principal structure, unless a) the garage is located no less than thirty (30) feet from the front property line, and b) the house includes a front porch. In no event shall the front plane of a front-facing garage be more than ten (10) feet closer to the front property line than the front façade of the principal structure and in no event shall a front-facing garage encroach into a required front yard.



2. Detached garages and carports shall be no closer to the front property line than ten (10) feet behind the front façade of the principal residential structure.



3. A three-stall garage shall only be permitted if one of the garage doors is recessed a minimum of two (2) feet behind the other garage doors (i.e., two [2] feet farther from the property line parallel to the garage doors).



4. A garage with more than three (3) stalls shall only be permitted if a) the lot is greater than thirteen thousand (13,000) square feet in area, b) two (2) of the garage doors are recessed a minimum of two (2) feet behind the other garage doors, and c) the garage is located no less than thirty-five (35) feet from the property line to which the garage is oriented (that is, the front property line for front-facing garages or the side property line for side-loaded garages).

5. Side-loaded garages shall have at least one (1) window or similar feature on the elevation oriented to the front property line.

6. Garages and carports shall have similar exterior finish, including roofing material, as the principal structure of the lot.

7. Carports shall not be located closer to the front property line than the front façade of the principal structure.

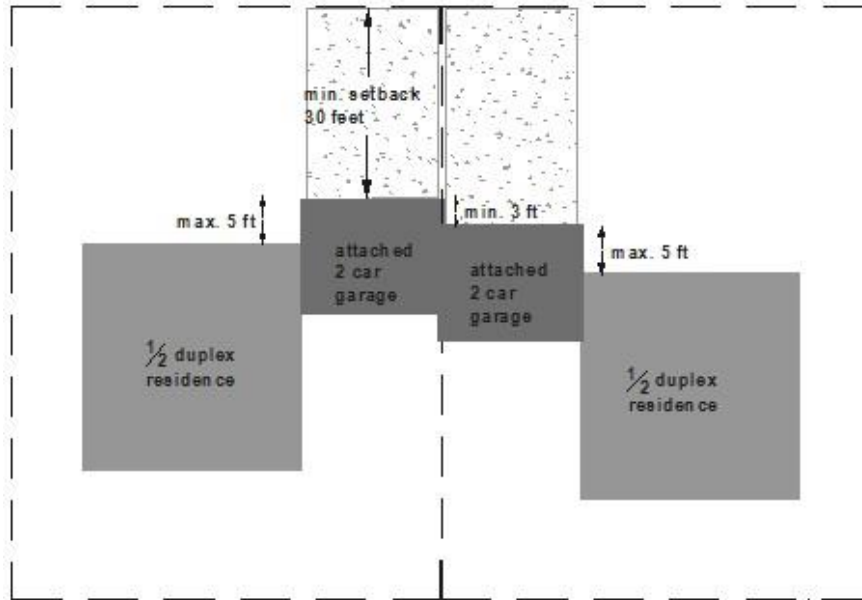
8. Carports shall be limited to eight (8) feet in height, as measured to the top of the vehicle entrance, and five hundred (500) square feet in area.

C. Garages and carports accessory to two-family dwellings.

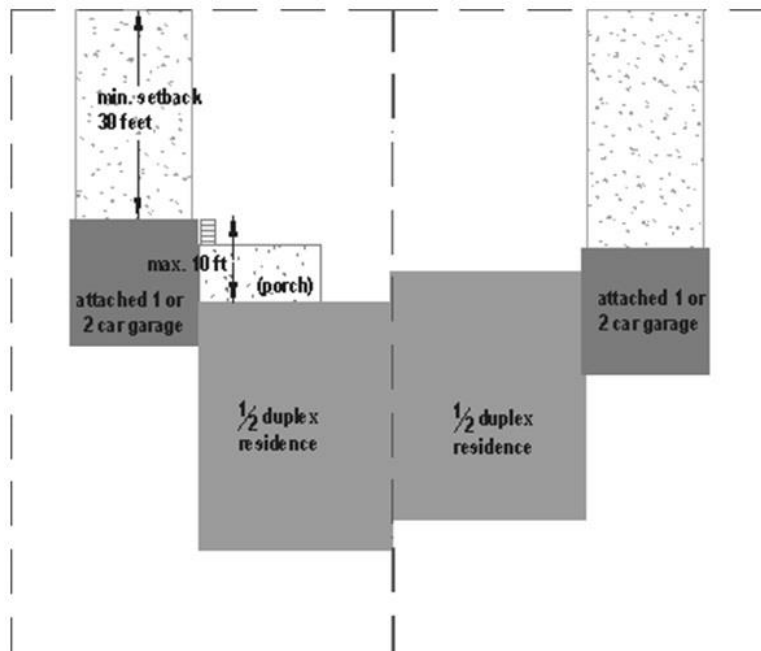
1. (Reserved).

2. Attached garages with more than two (2) stalls for each unit shall not be permitted.

3. Two (2) abutting attached two-stall garages shall only be permitted if a) one (1) of the garage doors is recessed a minimum of three (3) feet behind the other garage door and b) the garages are located no less than thirty (30) feet from the front property line. The Director of Public works shall have the authority to waive this requirement for lots platted prior to adoption of this provision if there exists a practical difficulty, in the opinion of the Director of Public Works.

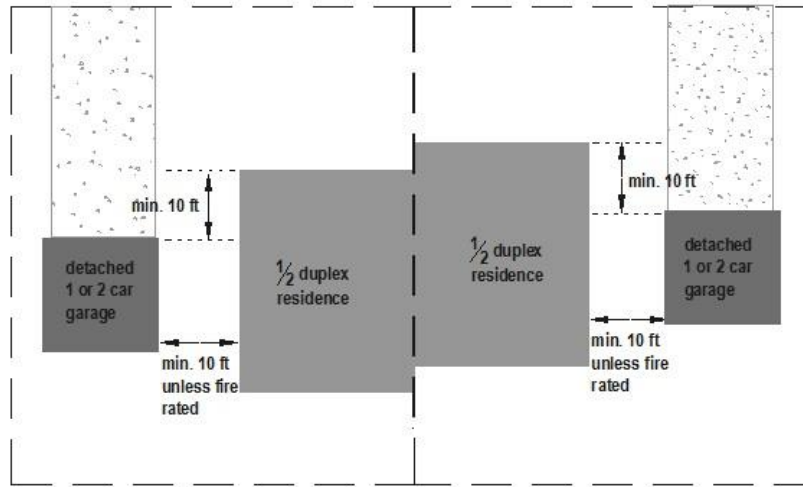


4. The front plane of an attached garage shall be no more than five (5) feet closer to the front property line than the front façade of the principal structure, unless a) the garage is located no less than thirty (30) feet from the front property line, and b) the house includes a front porch. In no event shall the front plane of a front-facing garage be more than ten (10) feet closer to the front property line than the front façade of the principal structure and in no event shall a front-facing garage encroach into the required front yard.



5. Side-loaded garages shall have at least one (1) window or similar feature on the elevation oriented to the front property line.

6. Detached garages and carports shall be no closer to the front property line than ten (10) feet behind the front façade of the principal residential structure.



7. Garages and carports shall have similar exterior finish, including roofing material, as the principal structure of the lot.

8. Carports shall not be located closer to the front property line than the front façade of the principal structure.

9. Carports shall be limited to eight (8) feet in height, as measured to the top of the vehicle entrance, and five hundred (500) square feet in area.

E. Garages and carports accessory to multifamily dwellings.

1. Attached garages shall contain no more than twenty-five percent (25%) of the area of the elevation of which they are a part.

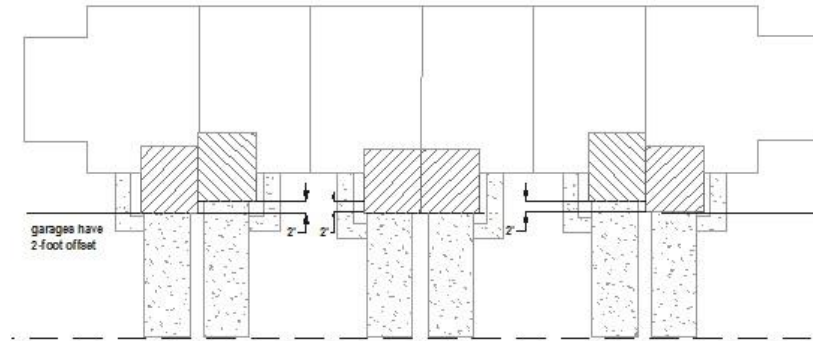


$$\begin{aligned} \text{Elevation area: } 27 \times 165 &= 4,455 \\ \text{Garage façade area } 13 \times 24 \times 3 &= 936 \\ \text{Percentage garage/façade: } 936 / 4455 &= 21\% \end{aligned}$$

2. Detached garages shall be designed to be compatible with the related residential structures and shall be designed and oriented to minimize the visual effect of the scale and massing of the garages and create visual interest on all sides of the garage that are visible from the public right-of-way, through the use of landscaping, berming, architectural features or styles, building materials and/or orientation of the site.

3. Detached garages and carports shall be compatible with the principal building architecture, and shall incorporate similar and compatible forms, scale, materials, colors and details.

4. On any multifamily building elevation there shall be no more than six (6) two-stall or twelve (12) single-stall garage doors, and the plane of each garage door shall be offset at least two (2) feet from the plane of at least one (1) garage door adjacent to it.



5. Carports shall be limited to six (6) spaces per parking structure and each carport structure shall be located not closer than twenty (20) feet to any other carport structure.

6. Carports shall include lighting to deter theft and vandalism. At least every other parking space shall have lighting of a minimum of one hundred (100) watts and a maximum of two hundred fifty (250) watts.

7. Carports shall be situated or landscaped so that headlights of parked vehicles will not shine into windows or onto public streets.

8. Detached garages and carports shall have pitched roofs with a minimum slope of 4:12.

9. To the maximum extent feasible, garage entries, carports, and parking garages shall not be located between a principal multifamily building and a street frontage, but shall instead be internalized in building groups so that they are not visible from adjacent public streets. (Ord. 350-05; Ord. 272-04)

19.48.036 Accessory structures for mobile homes.

A. Each mobile home site shall be limited to the following accessory structures:

1. One (1) detached garage or carport not exceeding six hundred (600) square feet.

2. One (1) unenclosed porch and/or covered entry, or one (1) enclosed porch and/or covered entry with less than one hundred twenty (120) square feet of extended roof area, per exterior door of the mobile home unit.

3. Awnings.

4. One (1) storage shed located at least five (5) feet from any mobile home and, if located on a corner lot, at least three (3) feet from perimeter fencing, common areas or streets.

B. Accessory structures, including but not limited to storage bins, shall be secured and provided with tie-down anchors.

C. Structures legally existing as accessory to a mobile home prior to August 19, 1997, and not in compliance with the requirements of this Section may remain in place only until the mobile home to which such a structure is accessory is itself removed or replaced. (Ord. 350-05; Ord. 272-04)

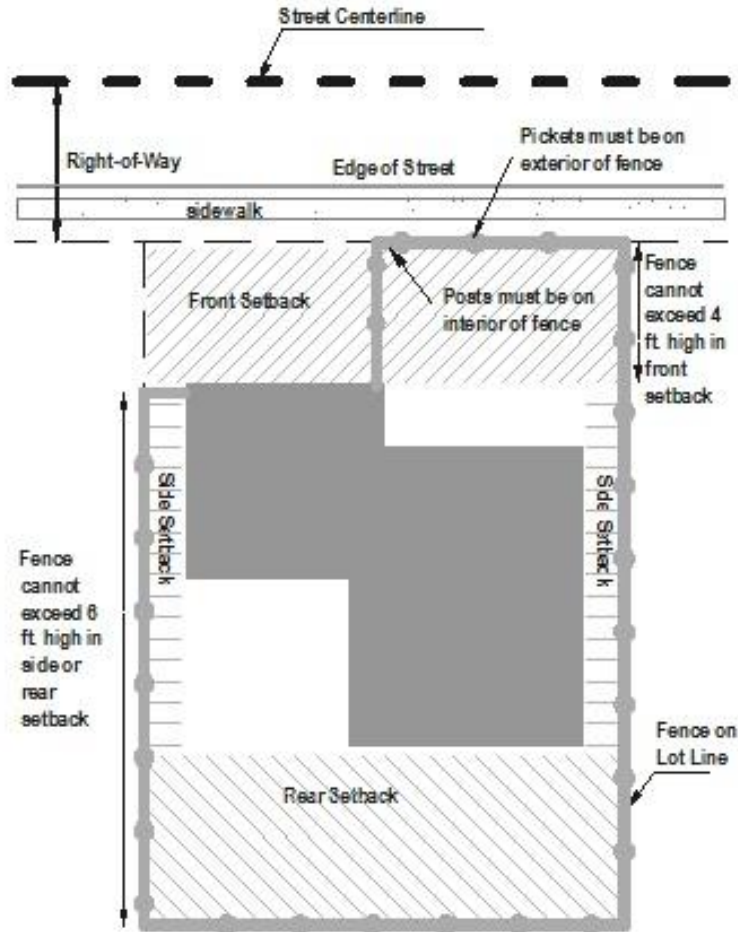
19.48.040 Fences, walls and hedges.

A. Fences, walls and hedges may be placed in appropriate locations in order to provide screening and enclosures. Fences and walls shall be constructed of materials which are visually pleasing and compatible with the surrounding improvements. Height changes, offset angles and the use of complementary materials may be used to create variety in fences and walls.

B. Fences, walls and hedges may be permitted in the various zoning districts as accessory structures in accordance with the following limitations:

1. Fences/walls shall not exceed six (6) feet in height as measured vertically from the surrounding grade, on all sides of the fence/wall, to the highest point of the fence/wall and shall comply with all applicable sight distance provisions. Fences/walls installed by a government agency for the purpose of a traffic sound barrier shall be allowed to be up to twelve (12) feet in height, provided a building permit is obtained.

2. Fences and walls which are located in required front yard setbacks shall not exceed forty-eight (48) inches in height above adjoining grade, except in industrial zoning districts.



3. Fences, walls and hedges shall not be located on any public right of way without the written consent of the Public Works Director. The City may require such improvements to be removed or relocated by the adjacent property owner at no cost to the City.

4. Fences, walls and hedges shall maintain a minimum clearance from fire hydrants as provided for in the latest edition of the International Fire Code, as adopted.

5. No barbed wire fence may be permitted within the City, unless approved by the Director of Public Works or designee. An application for the installation of barbed wire fencing shall be accompanied by a written submittal explaining the purpose for such fencing and a design which allows for the installation of the fence which would ensure that the barbed wire fence shall not be constructed in a hazardous manner. Barbed wire fencing in industrial areas may be allowed provided that no more than three (3) strands of barbed-wire are added to the height of a fence and provided the lowest strand of barbed-wire is maintained at least six and one-half (6½) feet above the adjoining grade. Barbed wire required by Title 16 shall be exempt from this provision.

6. Fences with pickets and adjacent to public right-of-way shall have the posts erected on the interior side of the fence so that the pickets are between the posts and the right-of-way.

C. Materials and maintenance.

1. No fence shall be constructed, in whole or in part, of concertina, razor wire, tin or wood scraps.

2. Electrically charged and/or swimming pool fences shall be erected and maintained in accordance with Title 15 of this Code.

3. All fencing shall be constructed of brick, wood pickets, vinyl, wrought iron, decorative concrete block, chain link or other material normally used for fencing and shall be constructed to conceal or integrate all structural members of the fence into the architectural design of the fence. All other materials and construction methods shall be subject to review and approval by the Director of Public Works.

D. Where there is an established or uniform character of fencing (type of material, height, etc.) along and generally parallel to a section of an arterial or collector roadway, all fences along rear and street side property lines abutting and generally parallel to that section of the road shall be constructed consistent with the existing character of fencing. (Ord. 466-09; Ord. 350-05; Ord. 339-05; Ord. 272-04; Ord. 249-03; Ord. 015-00)

19.48.050 Household pets, horses and other animals.

Areas in which animals are maintained shall not create odors, dust, noise or drainage which constitutes a hazard or nuisance to adjoining properties or uses. The housing and/or existence of animals shall be in accordance with Title 6 of this Code. (Ord. 350-05; Ord. 272-04; Ord. 015-00)

19.48.055 Outdoor storage.

Except by approval of a use by special review, granted in accordance with Chapter 19.44 of the Municipal Code, outdoor storage shall only be allowed as an accessory use in the I – Industrial – zoning districts and only in accordance with the following limitations:

A. No more than ten percent (10%) of the area of any lot or parcel in the I-1 light industrial zoning district may be used for outdoor storage.

B. No more than twenty percent (20%) of the area of any lot or parcel in the I-2 medium industrial zoning district may be used for outdoor storage.

C. No more than thirty percent (30%) of the area of any lot or parcel in the I-3 Heavy Industrial zoning district may be used for outdoor storage. (Ord. 350-05; Ord. 272-04)

19.48.060 Home occupations.

A. Intent. The purpose of this Section is to provide for limited business uses within dwellings when such uses will clearly not alter the character or appearance of the residential neighborhood.

B. Application. Prior to the establishment of any home occupation, an application for such home occupation shall be made to the Planning Division and filed with the City Clerk. If the Planning Division determines the use does not comply with all requirements for a home occupation, then the home occupation permit shall not be issued. If such use has been previously established, the use shall either be brought into full compliance with the provisions of this Chapter effective January 1, 2003, or the use shall be abandoned and all operations ceased.

1. Home occupations shall be permitted as an accessory use to any dwelling in accordance with the provisions of this Section.

2. The conduct of a home occupation requires the approval of the Planning Division, or Planning Commission as provided in Subsections 19.48.060.D. and E. who may establish conditions to further the intent of this Section. An application for a home occupation permit shall be on a form provided by the Planning Division.

3. Home occupations shall not be transferable to alternate locations or persons.

C. A home occupation shall be allowed as a permitted accessory use, provided all of the following conditions are met:

1. The exterior appearance of the dwelling and lot shall not be altered, nor shall the occupation within the dwelling be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or signage or by the emission of sounds, noises, dust, odors, fumes, smoke, heat, glare or vibrations detectable outside the dwelling.

2. The home occupation shall be confined within the primary dwelling, which shall be the principal use and building on the lot, and shall not include use of any accessory structure, whether attached or detached. All persons involved, directly or indirectly in carrying on the home occupation shall be legal and regular inhabitants of the dwelling unit.

3. The dwelling unit shall continue to be used primarily for residential purposes and the occupational activities shall be harmonious with the residential use. Such occupational activities must be clearly incidental and secondary to the use of the dwelling purposes.

4. No more than twenty percent (20%) of the living space shall be used for the home occupation and any related storage of materials and supplies, except where the home occupation is a licensed board and care home or a day care home that meets applicable state requirements. In no event shall an accessory structure be counted toward the total living space area.

5. Only one (1) home occupation shall be permitted per residence unless more than one (1) home occupation can be operated using no more than twenty percent (20%) of the living space.

6. On-site retail/wholesale transactions cannot be the primary activity of the home occupation. All such sales must remain incidental and secondary to the home occupation. There shall be no window display of merchandise.

7. Personal and professional customer-service based businesses shall operate on an appointment-only basis.

8. Vehicular traffic associated with the home occupation shall not adversely affect traffic flow and parking in the area. No more than one (1) customer or client vehicle associated with the home occupation shall be at the home at any one time, and no more than twenty (20) customer/client visits to the home per week shall be permitted, with the exception of child/day care homes. In addition to the customer trips, no more than two (2) trips per week shall be related to the delivery of products and/or materials.

9. In addition to the required off-street parking, home occupations, including studios or rooms for instruction, shall provide additional paved off-street parking adequate to accommodate all needs created by the home occupation subject to approval of the Public Works Director or designee.

10. Only one (1) vehicle, not to exceed one-ton capacity, and one (1) trailer, not to exceed fifteen (15) feet, may be related to and used in conjunction with the home occupation and may be parked on-site, except as provided in Subsection 19.48.060.E. Such parking shall also conform with Chapter 19.52, off-street parking.

11. There shall be no exterior advertising or use of any signs related to a home occupation on the premises including areas such as, but not limited to walls, fences, mailboxes and yards, except that one (1) window sign not to exceed three (3) square feet shall be permitted.

12. There shall be no exterior storage on the property of material and/or equipment used as part of the home occupation. In addition, there shall be no use or storage of mechanical equipment not recognized as being part of a normal household or hobby use.

13. The use of utilities shall be limited to that normally associated with the use of the property for residential purposes. Electrical or mechanical equipment that creates audible interference in radio receivers or visual or audible interference in television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.

14. Home occupations having customer/client visits shall only conduct business hours between 7:00 a.m. and 8:00 p.m.

15. Activities conducted and buildings, equipment and material used or stored in coordination with the home occupation shall comply with all building and fire codes, as adopted by the City.

16. Upon request by the City, applicant shall provide City with access to all books, records and information relating to the business activity being conducted thereof. Said information shall remain confidential, and shall be used to ascertain compliance with the home occupation criteria.

17. Home occupations shall be conducted by the resident of the parcel, and if the applicant/resident requesting the home occupation permit is not the property owner, then they must obtain written approval from the property owner.

D. Prohibited home occupations. Certain home business uses have demonstrated a tendency to cause impacts to a neighborhood that are detrimental to the character and value of residential properties, and have associated impacts upon the public health, safety and general welfare in residential areas. The following uses, regardless of whether they meet the performance standards, are not permitted. These businesses shall include but are not limited to the following:

1. Veterinary clinics, animal hospitals or kennels;
2. Equipment rental;
3. Funeral chapels, mortuaries or funeral homes;
4. Wedding chapels;
5. Medical or dental clinics;

6. Repair/servicing or painting of automobiles, motorcycles, trailers, boats and other vehicles;
7. Repair/servicing of large appliances including stoves, refrigerators, washers and dryers;
8. Repair/servicing of power equipment including lawn mowers, snow blowers, chain saws, string trimmers and similar equipment;
9. Restaurants;
10. Welding, metal and wood fabrication shops;
11. Dispatching of vehicles to and from residential premises. This prohibition includes, but is not limited to taxi services, towing services and the like;
12. The sale of firearms and gunsmithing;
13. Taxidermy;
14. Storage of construction equipment.

E. The production and sale of agricultural produce at a rural home occupation, at which all produce for sale has been grown at the site, shall be permitted within the dwelling and/or from accessory buildings located within five hundred (500) feet of the dwelling occupied by those conducting the rural home occupation. Equipment used in the production of agricultural produce shall be that customarily associated with farming or agricultural purposes and shall not be limited in size or number.

F. Permitted home occupations that would otherwise violate Paragraphs 19.48.060.C.8. and 19.48.060.C.14., regarding customer/client visits and hours of operation shall require special review pursuant to Chapter 19.44, approval of special uses.

G. Fees. Each new and renewal application for a home occupation permit shall be accompanied at the time of filing by a fee as established by City Council by resolution. Each home occupation permit shall be renewed annually.

H. Complaints and revocation.

1. Persons may file a written complaint with the Planning Division regarding a home occupation. Upon receipt of such a complaint, the City shall investigate the home occupation to determine if any provisions of this Chapter or conditions of approval are being violated by the home occupation.

2. A home occupation permit may be revoked or modified by the City if any of the following circumstances are found to be true:

- a. The use has become detrimental to the public health, safety or welfare or constitutes a nuisance;
- b. The permit was obtained by misrepresentation or fraud;
- c. The use for which the home occupation permit was granted has changed, and a different home occupation is occurring;

- d. The condition of the premises has deteriorated because of the home occupation;
- e. The use is in violation of any statute, ordinance or regulation.

3. Whenever an apparent violation of this section is observed, a written notice shall be served certified mail from the City notifying the applicant of the intent to revoke the home occupation permit. Such notice may include:

- a. Findings in support of revocation;
- b. A statement of the action required to bring the home occupation into compliance;
- c. A statement advising that if any required actions are not brought into compliance within the time specified, the home occupation permit will be revoked;
- d. A statement advising that any person having legal interest in the home occupation involved may file a written request for a hearing before the City Council within ten (10) days after receipt of notice. Should a request for a hearing not be made within ten (10) days, then the home occupation shall cease operations without further action by the City. (Ord. 350-05; Ord. 272-04; Ord. 015-00)

19.48.070 Auxiliary business uses.

Newsstands, refreshment stands, restaurants and other auxiliary business uses shall be permitted in connection with hospitals, schools and other public buildings if such auxiliary business uses are incidental thereto, and are for the convenience of occupants thereof; provided, the floor area used for such auxiliary business uses does not exceed twenty-five percent (25%) of the ground-floor area of the principal building, and that no sign is exhibited on the outside of any such principal building in connection with such auxiliary businesses as are permitted by this Section. (Ord. 350-05; Ord. 272-04)

19.48.080 Variance.

Variances to accessory structure, though not accessory use, regulations may be approved in accordance with Chapter 19.58 of this Code. (Ord. 350-05; Ord. 272-04; Ord. 015-00)

19.48.090 Enforcement authority.

The administrative authority is authorized and directed to administer and enforce all of the provisions of this Chapter. (Ord. 350-05; Ord. 272-04; Ord. 015-00)

19.48.100 Violation – penalty.

Any person convicted of a violation of any provision stated or adopted in this Section shall be punished as provided in Section 1.16.010 of this Code. (Ord. 350-05; Ord. 272-04; Ord. 015-00)